

Real Estate Market Overview 2006

College Station - Bryan

Mid-Year Update

College Station-Bryan is located in South Central Texas within a Dallas-Houston-San Antonio triangle. The Houston Metropolitan Statistical Area (MSA) is located 70 miles to the southeast. The two adjoining cities have grown in step with Texas A&M University, the oldest public institution of higher education in Texas and one of the largest in the nation. The area is home to the George Bush Presidential Library and Museum which welcomes dignitaries throughout the year. The College Station-Bryan MSA now includes three counties which are part of the Brazos Valley region of Texas, also known as the Research Valley.

Quick Facts	
Land Area	2,105.85 square miles
Population Density (2000)	87.8 people per square mile
Counties	Brazos, Burleson, Robertson
Area Cities and Towns	
Bryan, Caldwell, Calvert, College Station, Franklin, Hearne, Kurten, Millican, Snook, Wellborn, Wixon Valley	

* This report's MSA data reflects either 1999 or 2003 MSA definitions based on data availability. Use of 1999 definition is noted where applicable.



Table of Contents

Demographics 1

Education 6

Employment 7

Economy 11

Infrastructure 12

Public Facilities 13

Multifamily 14

Housing 16

Retail 20

Hotel 21

Office 23

College Station-Bryan Market Overview 2006 Demographics

College Station-Bryan Population

Year	Population	Percent Change
1995	170,608	-
1996	172,341	1.0%
1997	176,098	2.1%
1998	179,498	1.9%
1999	182,327	1.6%
2000	184,885	1.4%
2001	184,736	-0.1%
2002	186,242	0.8%
2003	188,041	1.0%
2004	189,468	0.8%
2005*	189,735	0.1%

* July 1, 2005 population estimates

Source: U.S. Census Bureau

County Population Growth

County	1995 Population	2005* Population	Growth 1995 - 2005* (in percent)
Brazos	139,569	156,305	12.0
Burleson	15,301	17,238	12.7
Robertson	15,738	16,192	2.9

* July 1, 2005 population estimates

Source: U.S. Census Bureau

Texas Metropolitan Area Population Change, 1995 - 2005*

Metropolitan Area	1995 Population	2005* Population	Percent Change
Austin-Round Rock	1,031,557	1,452,529	40.8
McAllen-Edinburg-Mission	487,593	678,275	39.1
Laredo	167,466	224,695	34.2
Dallas-Fort Worth-Arlington	4,501,154	5,819,475	29.3
Houston-Sugar Land-Baytown	4,246,398	5,280,077	24.3
Brownsville-Harlingen	304,928	378,311	24.1
San Antonio	1,570,083	1,889,797	20.4
Texas	16,986,335	19,874,977	17.0
Tyler	163,440	190,594	16.6
Sherman-Denison	100,342	116,834	16.4
Killeen-Temple-Fort Hood	313,222	351,528	12.2
College Station-Bryan	170,608	189,735	11.2
Amarillo	215,176	238,664	10.9
Waco	202,692	224,668	10.8
El Paso	654,250	721,598	10.3
Midland	113,627	121,371	6.8
Longview	188,646	201,501	6.8
Texarkana	126,220	133,805	6.0
Victoria	107,413	113,356	5.5
Lubbock	245,759	258,970	5.4
Corpus Christi	394,701	413,553	4.8
Odessa	121,017	125,339	3.6
San Angelo	103,639	105,367	1.7
Abilene	156,097	158,291	1.4
Beaumont-Port Arthur	380,888	383,530	0.7
Wichita Falls	147,740	146,276	-1.0

* July 1, 2005 population estimates

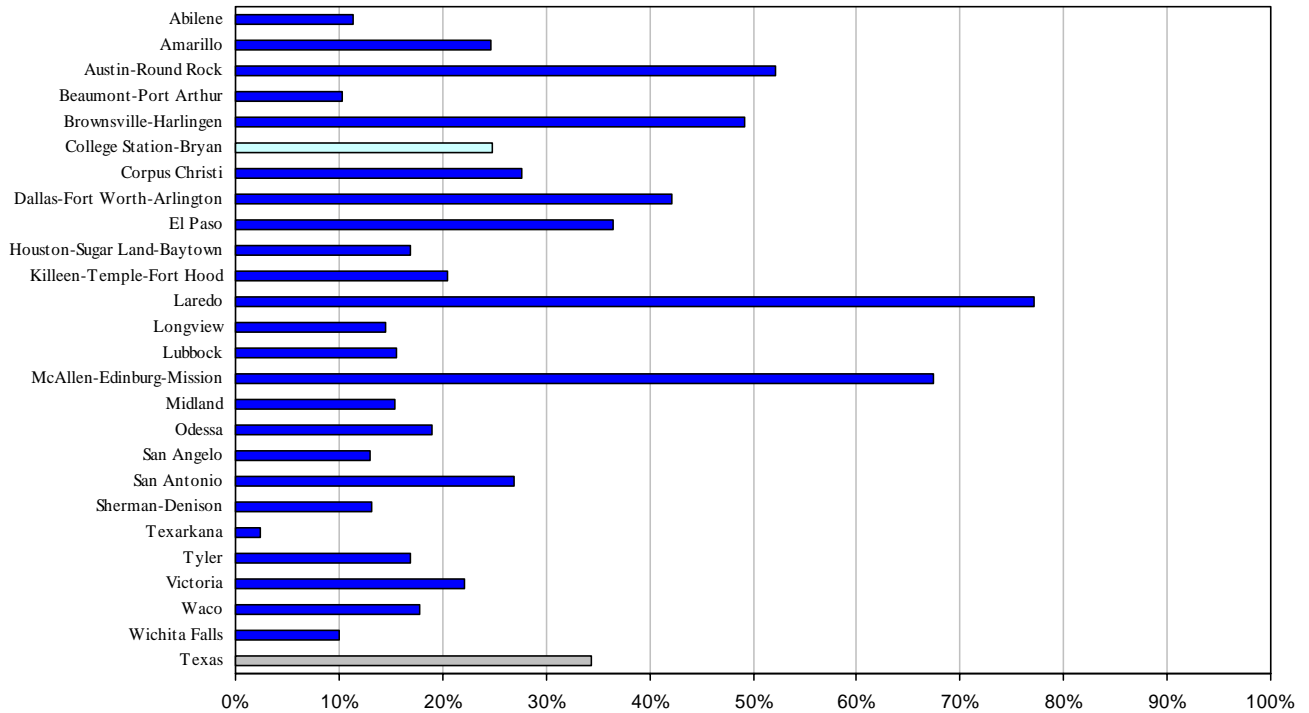
Source: U.S. Census Bureau

College Station-Bryan MSA Projected Population

Year	Texas State Data Center (Scenario 0.5)	Texas Water Development Board
2000	184,885	184,885
2005	195,836	-
2010	207,519	213,828
2015	219,130	-
2020	230,841	244,466
2025	241,606	-
2030	251,313	271,773
2035	260,365	-
2040	268,290	292,762

Sources: Texas State Data Center (2004 projection) and Texas Water Development Board (2006 projection)

Texas Metropolitan Area Population Growth Forecast, 2000 – 2020 (in percent)



Source: Texas State Data Center – Scenario 0.5 (2004 projection)

Household Composition

	Bryan - College Station	Texas
Average household size (2000)	2.52	2.74
Population younger than 18 (2000, in percent)	21.50	28.20
Population 65 and older (2000, in percent)	6.70	9.90

Source: U.S. Census Bureau (1999 definition)

Distribution by Race and Hispanic or Latino Origin, 2000 (in percent)

	Bryan - College Station	Texas
White	74.5	71.0
Black	10.7	11.5
Asian	4.0	2.7
American Indian	0.4	0.6
Other	8.4	11.7
Two or more races	2.0	2.5
Hispanic (of any race)	17.9	32.0

Source: U.S. Census Bureau (1999 definition)

In-Migration for College Station-Bryan MSA, 2003

To	From			Non-Migrants
	US - Same State	US - Different State	Foreign Country	
Brazos County	5,639	2,154	827	90,332
Burleson County	872	130	-	12,007
Robertson County	855	115	-	11,613

Source: Internal Revenue Service and Real Estate Center at Texas A&M University, Feb 2006

Out-Migration for College Station-Bryan MSA, 2003

From	To			Non-Migrants
	US - Same State	US - Different State	Foreign Country	
Brazos County	6,351	2,555	162	90,332
Burleson County	838	114	-	12,007
Robertson County	805	111	-	11,613

Source: Internal Revenue Service and Real Estate Center at Texas A&M University, Feb 2006

Top Five In-Migration Destinations, College Station-Bryan MSA, 2003

From US - Same State		From US - Different State	
To Brazos County			
Harris County	804	Orange County, CA	37
Robertson County	362	Los Angeles County, CA	34
Burleson County	280	San Diego County, CA	29
Grimes County	244	El Paso County, CO	29
Travis County	231	Maricopa County, AZ	28
To Burleson County			
Brazos County	360	-	-
Harris County	75	-	-
Washington County	59	-	-
Lee County	35	-	-
Robertson County	30	-	-
To Robertson County			
Brazos County	352	-	-
Harris County	68	-	-
Mclennan County	26	-	-
Milam County	25	-	-
Burleson County	21	-	-

Source: Internal Revenue Service and Real Estate Center at Texas A&M University, Feb 2006

Top Five Out-Migration Destinations, College Station-Bryan MSA, 2003

To US - Same State		To US - Different State	
From Brazos County			
Harris County	1,118	Los Angeles County, CA	69
Burleson County	360	Maricopa County, AZ	49
Robertson County	352	Cook County, IL	38
Dallas County	339	San Diego County, CA	37
Travis County	334	Clark County, NV	37
From Burleson County			
Brazos County	280	-	-
Washington County	87	-	-
Harris County	67	-	-
Milam County	63	-	-
Lee County	25	-	-
From Robertson County			
Brazos County	362	-	-
Milam County	54	-	-
Harris County	41	-	-
Dallas County	31	-	-
Burleson County	30	-	-

Source: Internal Revenue Service and Real Estate Center at Texas A&M University, Feb 2006

College Station-Bryan Market Overview 2006 Education

Educational Attainment, Persons Age 25 and Older, 2000
 (in percent)

Level of Education	Brazos County	Burleson County	Robertson County	Texas
High school graduate	20.1	37.5	35.9	24.8
Some college, no degree	19.7	16.5	15.9	22.4
Associate's degree	4.5	3.9	3.7	5.2
Bachelor's degree	19.7	9.5	7.9	15.6
Graduate or professional degree	17.3	3.7	4.8	7.6

Source: U.S. Census Bureau

Educational Level, Persons Age 25 and Older, 2000
 (in percent)

Level of Education	College Station - Bryan MSA	Texas
High School Graduate or Higher	81.3	75.7
Bachelor's Degree or Higher	37.0	23.2

Source: U.S. Census Bureau (1999 definition)

Local College and University Enrollment, Fall Semester

School	2000	2001	2002	2003	2004	2005*
Blinn College	12,025	12,686	13,806	14,057	14,027	14,355
Texas A&M University	44,026	44,618	56,083	44,813	44,435	44,661

* Preliminary

Source: Texas Higher Education Coordinating Board

College Station-Bryan Market Overview 2006 Employment

Top Ten Employers

Employer	Sector	Employees
Texas A&M University Systems	Education	16,248
Bryan Independent School District	Education	1,949
St. Joseph Regional Hospital	Health services	1,590
Sanderson Farms, Inc.	Poultry processing	1,539
College Station Independent School District	Education	1,400
Universal Computer Systems	Computers	959
City of Bryan	Government	889
City of College Station	Government	865
Brazos County	Government	751
Alenco	Windows	611

Source: The Research Valley Partnership Q4 2005

Top Ten Private Employers

Employer	Sector	Employees
St. Joseph Regional Hospital	Health services	1,590
Sanderson Farms, Inc.	Poultry processing	1,539
Universal Computer Systems	Computers	959
Alenco	Windows	611
Scott & White Clinic	Health services	553
College Station Medical Center	Medical	420
Kent Moore Cabinets	Cabinets	415
Texcon	Textiles	350
Young Contractors, Inc.	Construction	325
Britt Rice Electric	Electronics	205

Source: The Research Valley Partnership Q4 2005 & individual employers

Employment Growth by Industry

	College Station - Bryan MSA		Texas
Employment growth 2005 (in percent)	1.9	2.5	2.5
Unemployment rate 2005 (in percent)	4.0	5.3	5.3
Net job change in 2005	1,700	237,900	
Employment growth by sector 2005 (in percent)			
Natural Resources, Mining, and Construction	0.0	4.9	
Manufacturing	1.6	0.9	
Trade, Transportation, and Utilities	2.5	2.4	
Information	0.0	-0.7	
Financial Activities	-2.8	2.3	
Professional and Business Services	5.8	5.3	
Educational and Health Services	3.4	2.9	
Leisure and Hospitality	4.4	2.5	
Government	0.6	1.7	

Source: Bureau of Labor Statistics and Real Estate Center at Texas A&M University

Texas Metropolitan Area Employment Change, 1995-2005

Metropolitan Area	1995 Employment	2005 Employment	Percent Change
McAllen-Edinburg-Mission	150,234	242,422	61.4
Laredo	59,598	80,665	35.3
Austin-Round Rock	591,102	764,194	29.3
Killeen-Temple-Fort Hood	111,747	142,121	27.2
Brownsville-Harlingen	106,945	134,952	26.2
College Station-Bryan	80,047	99,326	24.1
Sherman-Denison	45,577	55,413	21.6
Dallas-Fort Worth-Arlington	2,384,710	2,860,998	20.0
Texas	8,985,635	10,617,319	18.2
Houston-Sugar Land-Baytown	2,106,968	2,470,473	17.3
San Antonio	732,775	855,644	16.8
Lubbock	118,211	136,968	15.9
Tyler	80,110	91,675	14.4
Texarkana	52,507	59,811	13.9
Waco	94,605	106,979	13.1
Amarillo	111,610	125,811	12.7
Longview	86,975	97,417	12.0
Corpus Christi	167,087	186,305	11.5
Midland	56,680	62,686	10.6
Abilene	72,440	79,420	9.6
Wichita Falls	66,582	72,221	8.5
El Paso	256,259	275,889	7.7
Victoria	50,417	54,216	7.5
San Angelo	48,906	52,282	6.9
Odessa	55,517	58,969	6.2
Beaumont-Port Arthur	164,661	166,236	1.0

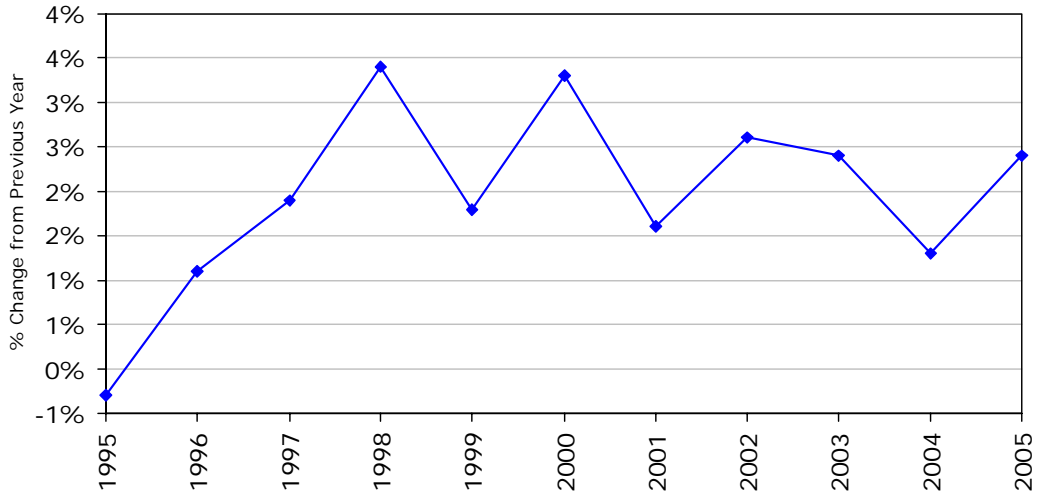
Source: Bureau of Labor Statistics and Real Estate Center at Texas A&M University

College Station-Bryan MSA Employment

Year	Employment	Percent Change
1995	80,047	-0.3
1996	80,957	1.1
1997	82,475	1.9
1998	85,270	3.4
1999	86,840	1.8
2000	89,747	3.3
2001	91,164	1.6
2002	93,538	2.6
2003	95,794	2.4
2004	97,038	1.3
2005	99,326	2.4

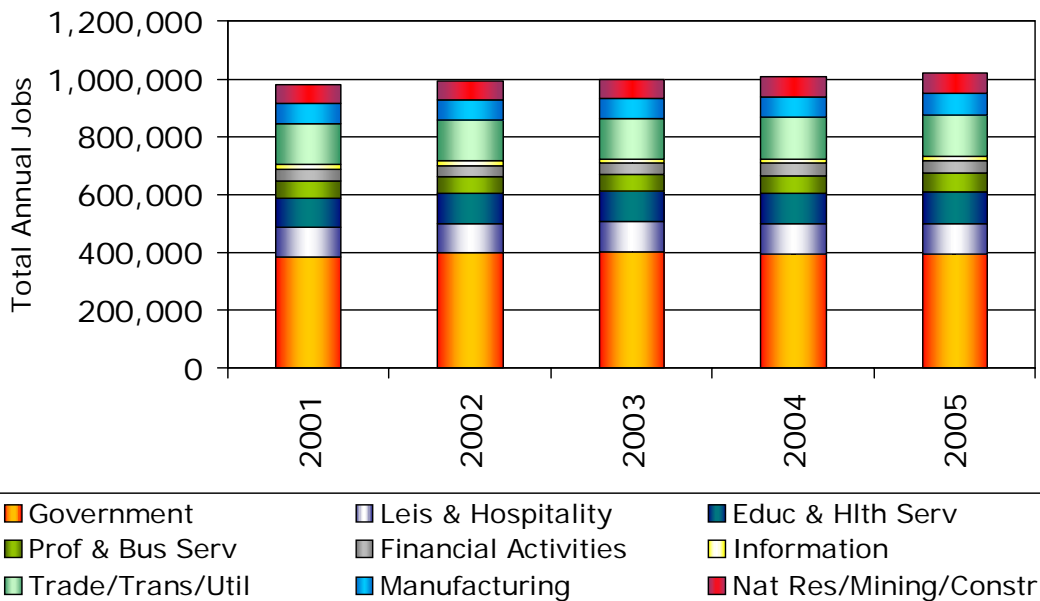
Source: U.S. Bureau of Labor Statistics

College Station/Bryan MSA Employment Growth



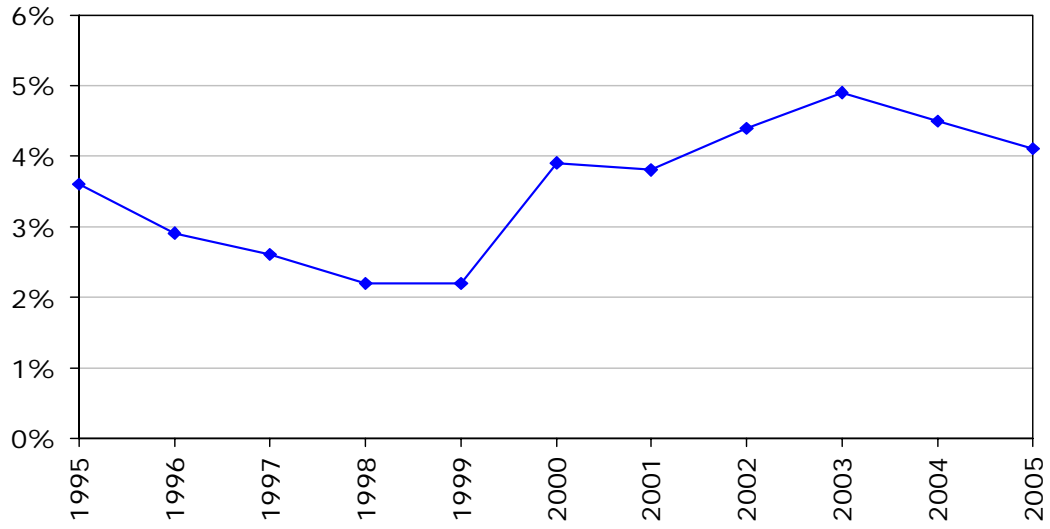
Source: U.S. Bureau of Labor Statistics and Real Estate Center at Texas A&M University

College Station-Bryan MSA Distribution of Employment in Major Categories



Source: Texas Workforce Commission and Real Estate Center at Texas A&M University Jan-2006

**College Station/Bryan MSA
Unemployment Rate**



Source: U.S. Bureau of Labor Statistics and Real Estate Center at Texas A&M University

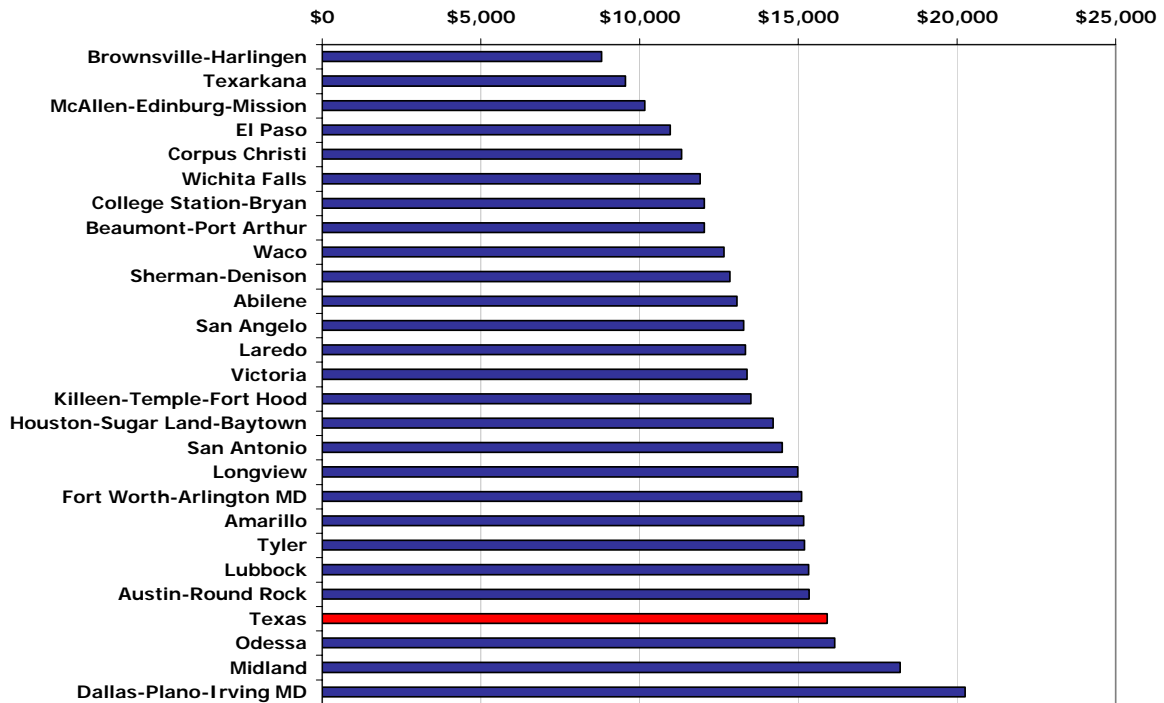
College Station-Bryan Market Overview 2006 Economy

College Station-Bryan Gross Retail Sales

Year	Total Sales	Sales per Capita
1995	\$1,367,654,678	\$8,016
1996	\$1,493,131,047	\$8,664
1997	\$1,568,414,205	\$8,906
1998	\$1,653,275,122	\$9,211
1999	\$1,746,285,968	\$9,578
2000	\$1,859,819,093	\$10,059
2001	\$1,955,878,114	\$10,587
2002	\$1,961,174,034	\$10,530
2003	\$2,050,308,862	\$10,904
2004	\$2,155,482,091	\$11,376
2005	\$2,283,098,545	\$12,033
State Average 2005:		\$15,903

Source: Texas Comptroller's Office

Gross Retail Sales per Capita 2005



Source: Texas Comptroller's Office

College Station-Bryan Market Overview 2006 Infrastructure

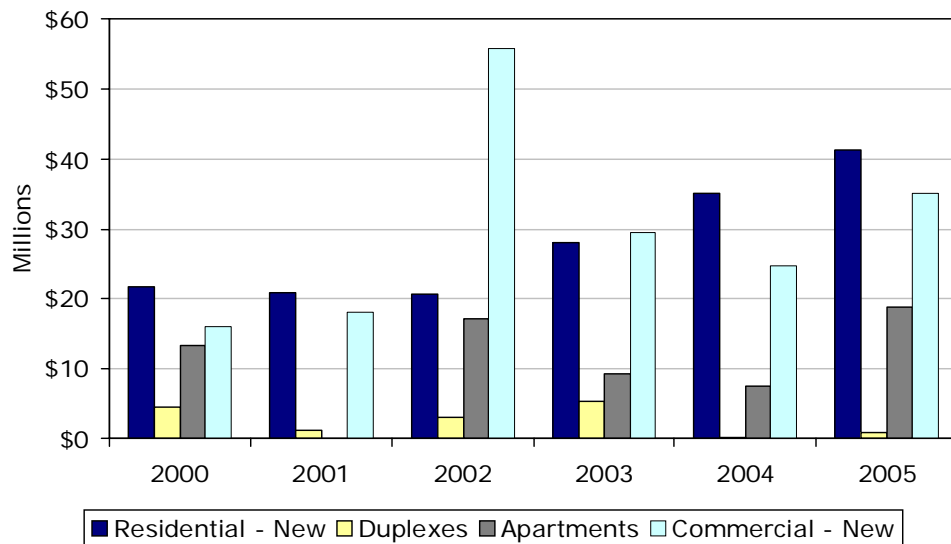
College Station - Bryan Airline Activity

Easterwood Airport	2000	2001	2002	2003	2004	2005
Enplaned (int'l & national)	91,628	86,162	78,433	67,874	73,661	87,971
Deplaned (int'l & national)	-	-	-	65,957	71,479	86,512
Total (int'l & national)	91,628	86,162	78,433	133,831	145,140	174,483

Source: Easterwood Airport

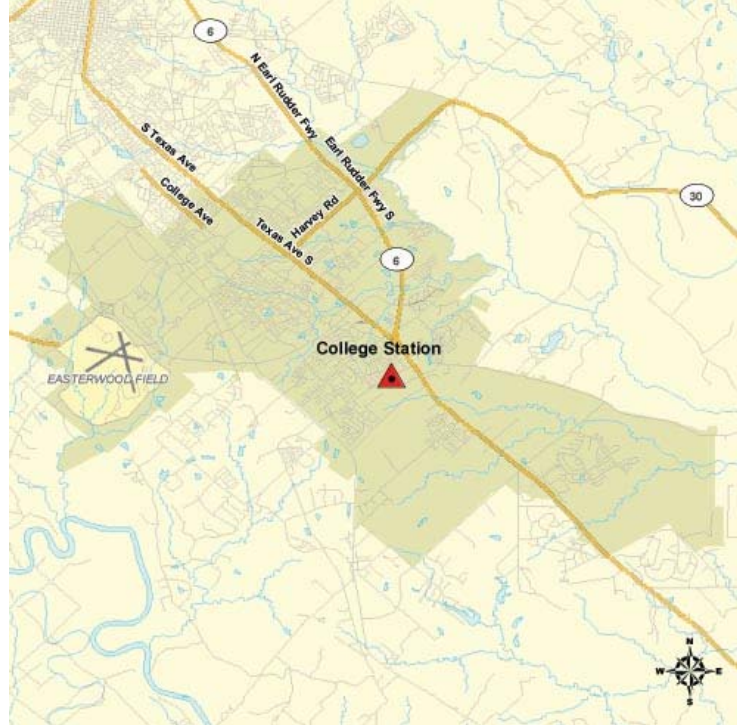
College Station-Bryan Market Overview 2006 Public Facilities

Value Comparison of Permits Issued in Bryan



Source: City of Bryan

College Station City Public Facilities Building Permits 2005



College Station City Building Permit Office

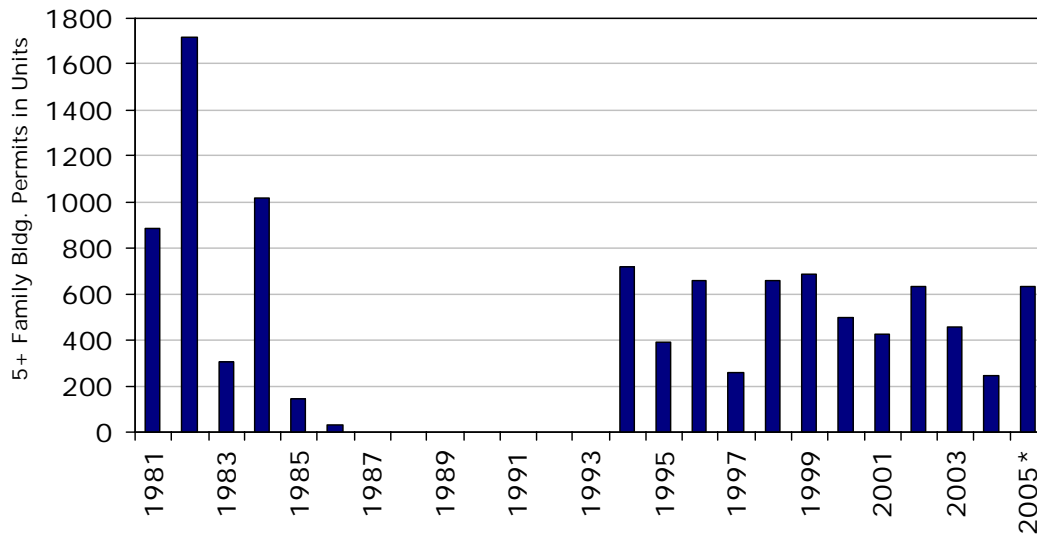
College Station-Bryan Market Overview 2006 Multifamily

Bryan/College Station Apartment Statistics 2005

	Bryan/ College Station	Texas Metro Average
Average rent per square foot	\$0.73	\$0.78
Average rent for units built since 2000	\$0.93	\$0.89
Average occupancy (in percent)	92.2	91.4
Average occupancy for units built since 2000 (in percent)	97.5	93.1

Source: Apartment MarketData Research Jan-2006

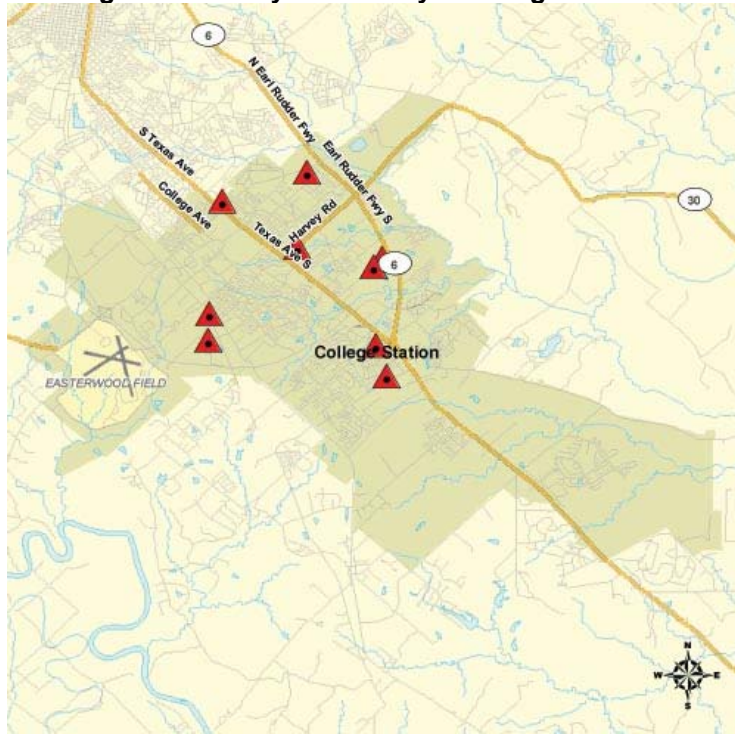
Bryan/College Station MSA Multifamily Building Permits



* Preliminary

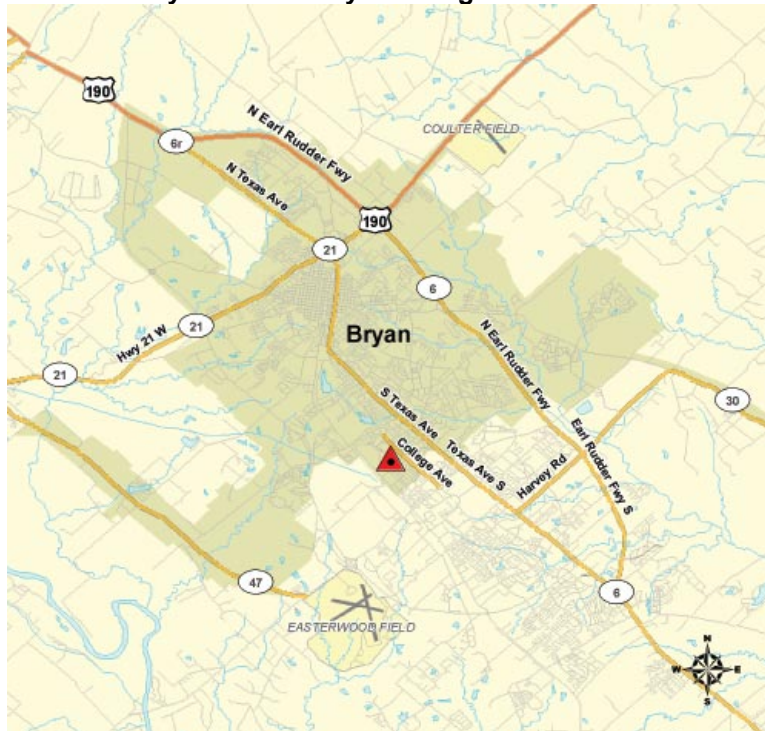
Source: U.S. Census Bureau and Real Estate Center at Texas A&M University (1999 definition)

College Station City Multifamily Building Permits 2005



College Station City Building Permit Office

Bryan Multifamily Building Permits 2005



Bryan City Building Permit Office

College Station-Bryan Market Overview 2006 Housing

2005 Housing Affordability Index

MLS	2005 Median- Priced Home	Required Income to Qualify	Median Family Income	HAI*	HAI for First- Time Homebuyers**
Bryan/College Station	\$129,400	\$29,919	\$54,000	1.80	1.05
Texas Total	\$136,500	\$31,561	\$53,000	1.68	1.14
U.S. Total	\$206,600	\$47,132	\$58,000	1.23	0.68

* The HAI is the ratio of the median family income to the income required to buy the median-priced house using standard mortgage financing at the current interest rate. Standard financing is a fixed-rate, 30-year loan covering 80 percent of the cost of the home. A HAI of 1.00 indicates that the median family income is exactly equal to the required income to qualify for the standard loan to purchase the median-priced house.

** First-time home buyer is assumed to purchase a home equal to the first quartile home price using a 90% home loan at an interest rate 0.5 percent greater than the standard current rate.

Source: Real Estate Center at Texas A&M University

Price Distribution of MLS Homes Sold, College Station-Bryan Area (in percent)

Price Range	1999	2000	2001	2002	2003	2004	2005
\$29,999 or less	2.7	2.2	1.6	0.8	1.5	2.1	2.2
30,000 - 39,999	3.2	1.8	1.4	1.6	1.4	1.9	1.9
40,000 - 49,999	6.3	3.1	2.5	1.9	2.1	2.0	2.0
50,000 - 59,999	6.8	5.5	4.1	5.4	3.4	3.0	3.2
60,000 - 69,999	7.5	6.2	5.1	3.3	3.4	3.7	3.2
70,000 - 79,999	9.6	9.5	6.4	6.9	5.4	4.9	4.1
80,000 - 89,999	9.9	10.5	8.7	8.3	6.4	6.5	5.6
90,000 - 99,999	8.0	9.5	6.8	8.1	6.4	6.8	5.7
100,000 - 119,999	13.1	14.3	15.9	17.2	17.0	15.8	13.7
120,000 - 139,999	9.7	11.0	14.4	16.4	18.6	18.3	18.1
140,000 - 159,999	6.6	6.4	8.4	7.2	9.8	9.9	12.5
160,000 - 179,999	5.0	6.0	7.3	5.7	6.8	5.4	6.5
180,000 - 199,999	3.8	4.4	5.8	5.9	4.3	4.8	4.8
200,000 - 249,999	3.9	4.9	5.5	5.7	7.6	6.7	8.1
250,000 - 299,999	1.7	2.4	3.0	2.9	2.3	3.8	3.4
300,000 - 399,999	1.7	2.0	2.2	1.7	2.8	3.3	3.2
400,000 - 499,999	0.3	0.1	0.5	0.6	0.5	0.7	1.2
500,000 and more	0.3	0.1	0.3	0.4	0.3	0.6	0.7

Source: Real Estate Center at Texas A&M University

Tax Rates, 2005
County, Major City, Major School District

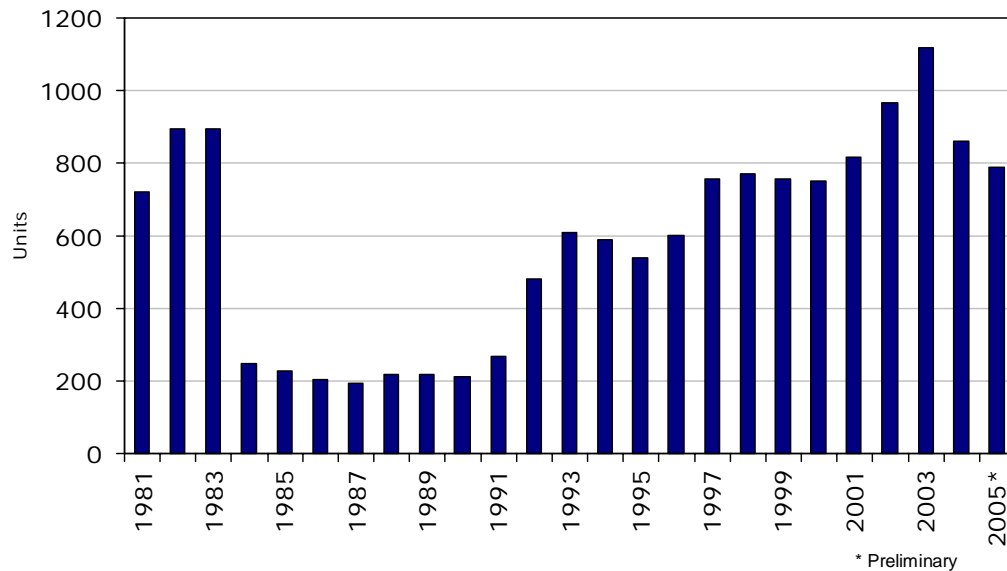
Taxing Entity*	Tax Rate per \$100 Valuation	
	Bryan	College Station
Brazos County	0.47	0.47
School District	1.78	1.68
City	0.64	0.44
Total	\$2.88	\$2.58

* Only the typical taxing entities are listed. However, there are numerous numbers of taxing entities that need to be taken into account for an actual tax rate calculation. See following link for more information:

<http://www.brazoscad.org/Appraisal/PublicAccess/TaxingUnitListing.aspx?SelectedItem=6&dbKeyAuth=Appraisal&TaxYear=2006&PropertyID=&PropertyOwnerID=&NodeID=11>

Source: Brazos County Appraisal District

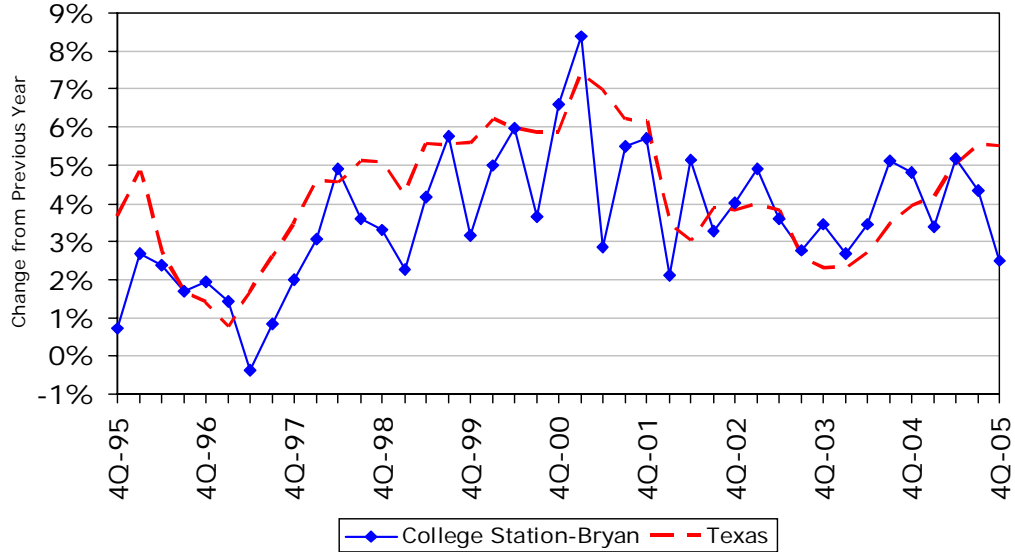
Bryan/College Station MSA Single-Family Building Permits



Source: U.S. Census Bureau and Real Estate Center at Texas A&M University (1999 definition)

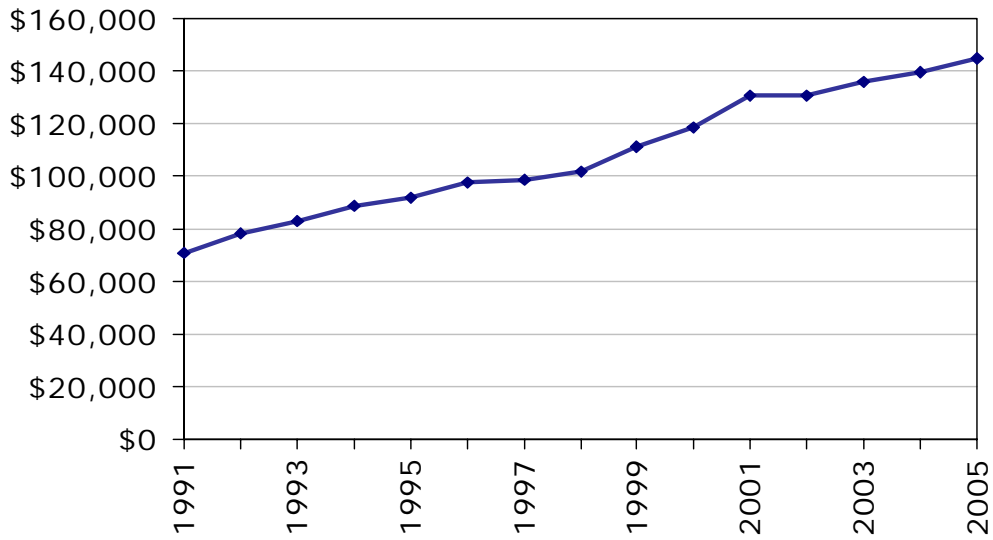
Home Price Appreciation College Station/Bryan MSA

The HPI for each geographic area is estimated using repeated observations of housing values for individual single-family residential properties on which at least two mortgages were originated and subsequently purchased by either Freddie Mac or Fannie Mae since January 1975.



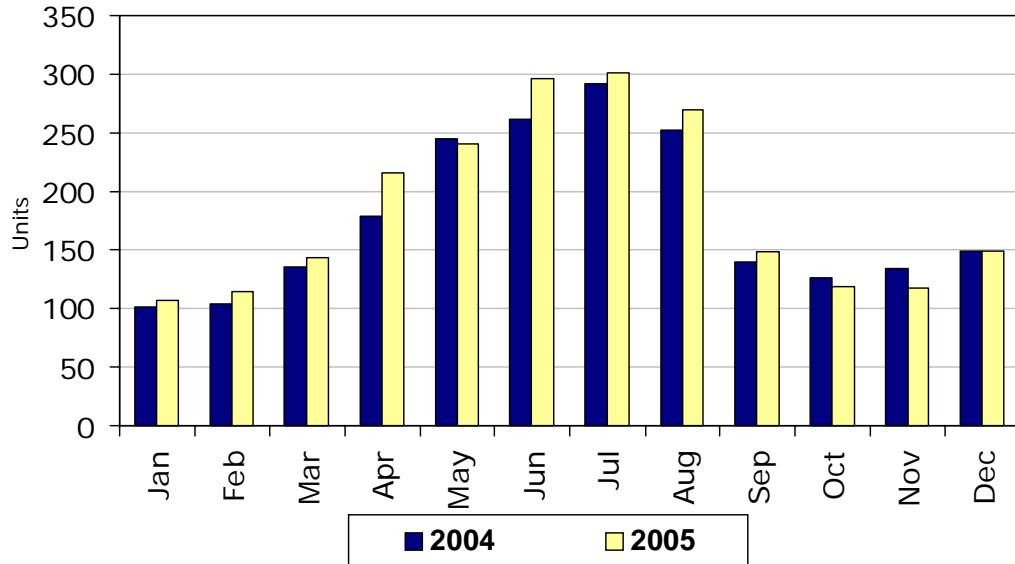
Source: Office of Federal Housing Enterprise Oversight

Average Sales Price of Single-Family Home College Station/Bryan Area



Source: Real Estate Center at Texas A&M University

**Single-Family Home Sales Volume
College Station/Bryan Area**

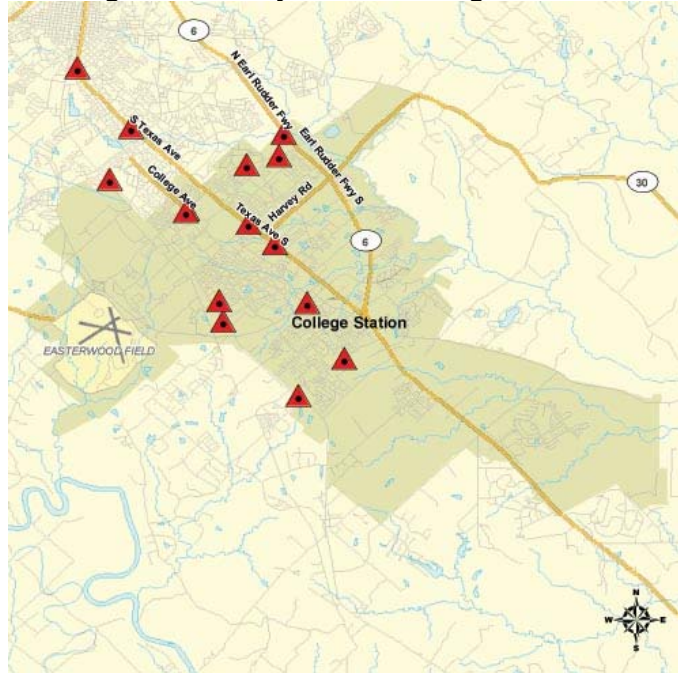


Source: Real Estate Center at Texas A&M University

College Station-Bryan Market Overview 2006

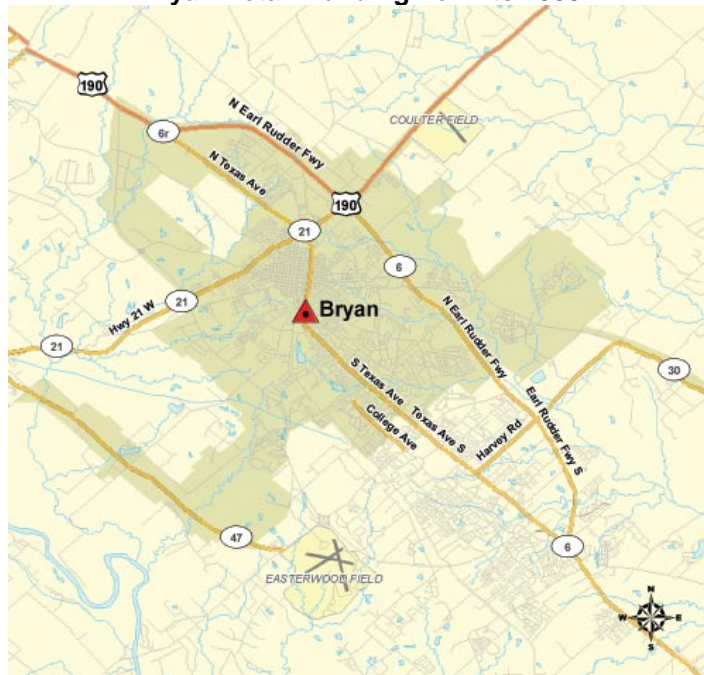
Retail

College Station City Retail Building Permits 2005



College Station City Building Permit Office

Bryan Retail Building Permits 2005



Bryan City Building Permit Office

College Station-Bryan Market Overview 2006 Hotel

Hotel* Occupancy and Rental Rates

	2004		2005	
	College Station - Bryan	Texas	College Station - Bryan	Texas
# Rooms 000's	3.1	328.1	3.4	334.7
Average daily rate	\$59.61	\$70.39	\$62.76	\$74.26
Occupancy rate (in percent)	60.4	55.9	60.9	59.7

*Only properties exceeding \$18,000 in the current quarter are included; those units below \$18,000 only result in 1.5% of the total state revenues, and have been excluded from this database.

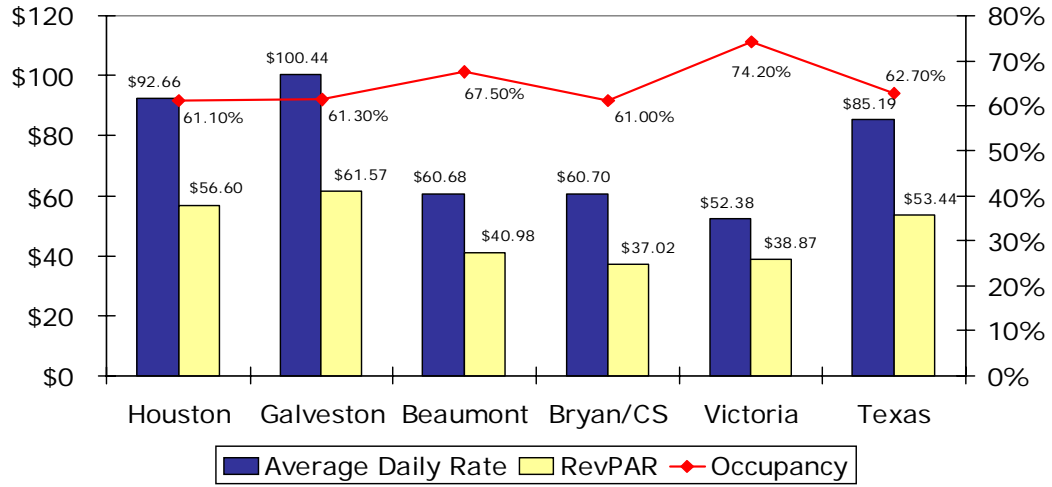
Source: Office of the Governor Economic Development and Tourism and
Source Strategies, Inc. of San Antonio

Trends in the Hotel Industry

Market	Occupancy		Average Daily Rate		RevPAR	
	2004	2003	2004	2003	2004	2003
Houston	61.1%	60.2%	\$92.66	\$87.96	\$56.60	\$52.97
Galveston	61.3%	65.3%	\$100.44	\$94.72	\$61.57	\$61.85
Beaumont	67.5%	61.5%	\$60.68	\$58.26	\$40.98	\$35.83
College Station-Bryan	61.0%	55.8%	\$60.70	\$60.58	\$37.02	\$33.82
Victoria	74.2%	88.6%	\$52.38	\$59.31	\$38.87	\$52.55
Texas	62.7%	60.4%	\$85.19	\$84.11	\$53.44	\$50.84

Source: PKF Consulting

**Trends in the Hotel Industry*
 Year-End 2004**

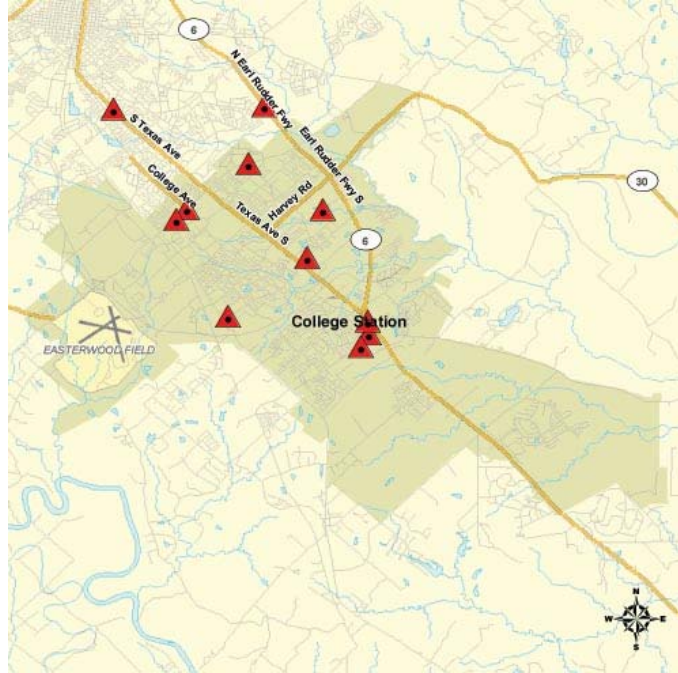


Source: PKF Consulting

* 2005 data
 not available

College Station-Bryan Market Overview 2006 Office

College Station City Office Building Permits 2005



College Station City Building Permit Office

Bryan Office Building Permits 2005



Bryan City Building Permit Office



This annual report is created free of charge by the Real Estate Center at Texas A&M University. We strive to provide the most accurate, up-to-date, and insightful data to paint a detailed picture of Texas' Metropolitan Statistical Areas. The Center also provides numerous publications, resources, and data on building permits, employment, population, and home sales at <http://recenter.tamu.edu>.

Report compiled by:

Administrative Coordinator

Edith Craig

Research Analyst

Isilay Civan

Blake Lacy

Real Estate Center, 2115 TAMU, College Station, TX 77843-2115

Phone: 979.845.2031 | Fax: 979.845.0460